

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

August 29, 1990



Ms. Joan W. Gundlach
1623 Park Grove Avenue
Catonsville, Maryland 21228

Mr. Henry R. Gundlach, III
1321 Ridge Road
Catonsville, Maryland 21228

Dennis F. Rasmussen
County Executive

Re: CASE NUMBER: 91-79-A

ITEM NUMBER: 72
LOCATION: 625' E of Hilton Avenue on S/S of Ridge Road
1321 Ridge Road

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 12, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is September 27, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
(301) 887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

September 18, 1990



Dennis F. Rasmussen
County Executive

Ms. Joan W. Gundlach
1623 Park Grove Avenue
Catonsville, MD 21228

RE: Item No. 72, Case No. 91-79-A
Petitioner: Joan W. Gundlach
Petition for Residential Variance

Dear Ms. Gundlach:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: September 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 11, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 51, 67, 72, 74, 75, 76, 77, 79, 81.

For 90-560-spha - Pizza Palace, 39 York Road - the previous County Review Group comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: October 12, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Joan W. Gundlach, Item No. 72

The Petitioner requests a Variance to allow a sideyard setback of 1 ft. in lieu of 2.5 ft. and a rear setback of .5 ft. in lieu of 2.5 ft.

In reference to the Petitioner's request, staff offers no comments.

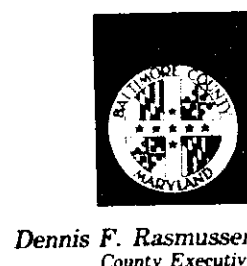
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM72/ZAC1

Rev
10/17/90

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
20th day of August, 1990.

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Joan W. Gundlach

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
September 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 72
PROPERTY OWNER: Joan W. Gundlach
LOCATION: 625' E Hilton Ave. On S/S of Ridge Road
(#1321 Ridge Road)
ELECTION DISTRICT: 1st
COUNCILMANIC DISTRICT: 1st

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

() A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

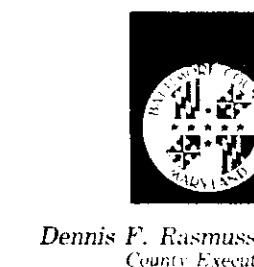
OTHER - Building permits are not required for accessory sheds up 100 sq. ft. in area. A Minimum 3'0 set back from interior property lines is recommended.
PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5300
(301) 887-4500
Paul H. Reincke
Chief

SEPTEMBER 6, 1990



Dennis F. Rasmussen
County Executive

RE: Property Owner: JOAN W. GUNDLACH

Location: #1321 RIDGE ROAD

Item No.: *72 Zoning Agenda: SEPTEMBER 11, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: CH. J. KELLY 9-6-90 Noted and Approved
Special Inspection Division Fire Prevention Bureau

JK/VER

91-79-A 8/20/90
To whom it may concern:
In talking with Mr. Leo C. Swearingen in the Bureau of Land Acquisition, the street "Book Place" shown on the original plat and found in the property location description, is a paper street. He stated that the State and County will never put this road in. Ownership would have to be determined by a title search.

Sincerely,
Henry R. Gundlach

Leo C. Swearingen
Bureau of Land Acquisition

Baltimore County
Department of Public Works
Bureau of Land Acquisition
County Office Building, Room 300
Towson, Maryland 21204
(301) 887-3263



72

72

1322 Brook Rd.
Baltimore Co, Md
August 18, 1990

To Whom it May Concern:

Variance
Re: 1321 Ridge Rd.
Gundlach, Henry

My property abuts the above referred property in the rear. I have owned this property for seventeen years and a shed has been located in the same area for the entire time. I understand that a shed has been located there for many years prior to my residence.

I have no objection to it's placement and feel that the question of it's location is ridiculous.

I do object to my County taking any action on a hearing of such triviality.

Very truly yours,
Barbara Harris

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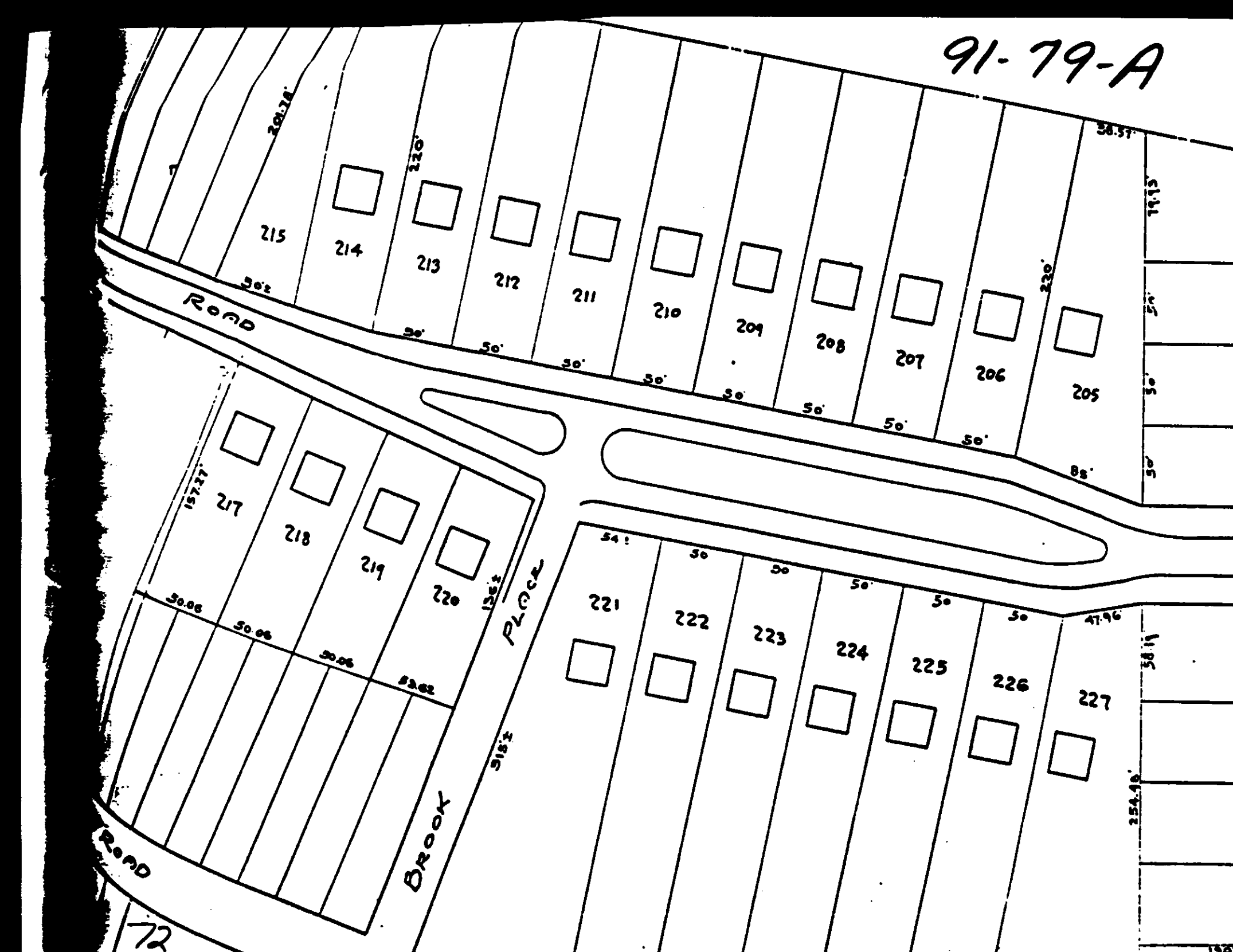
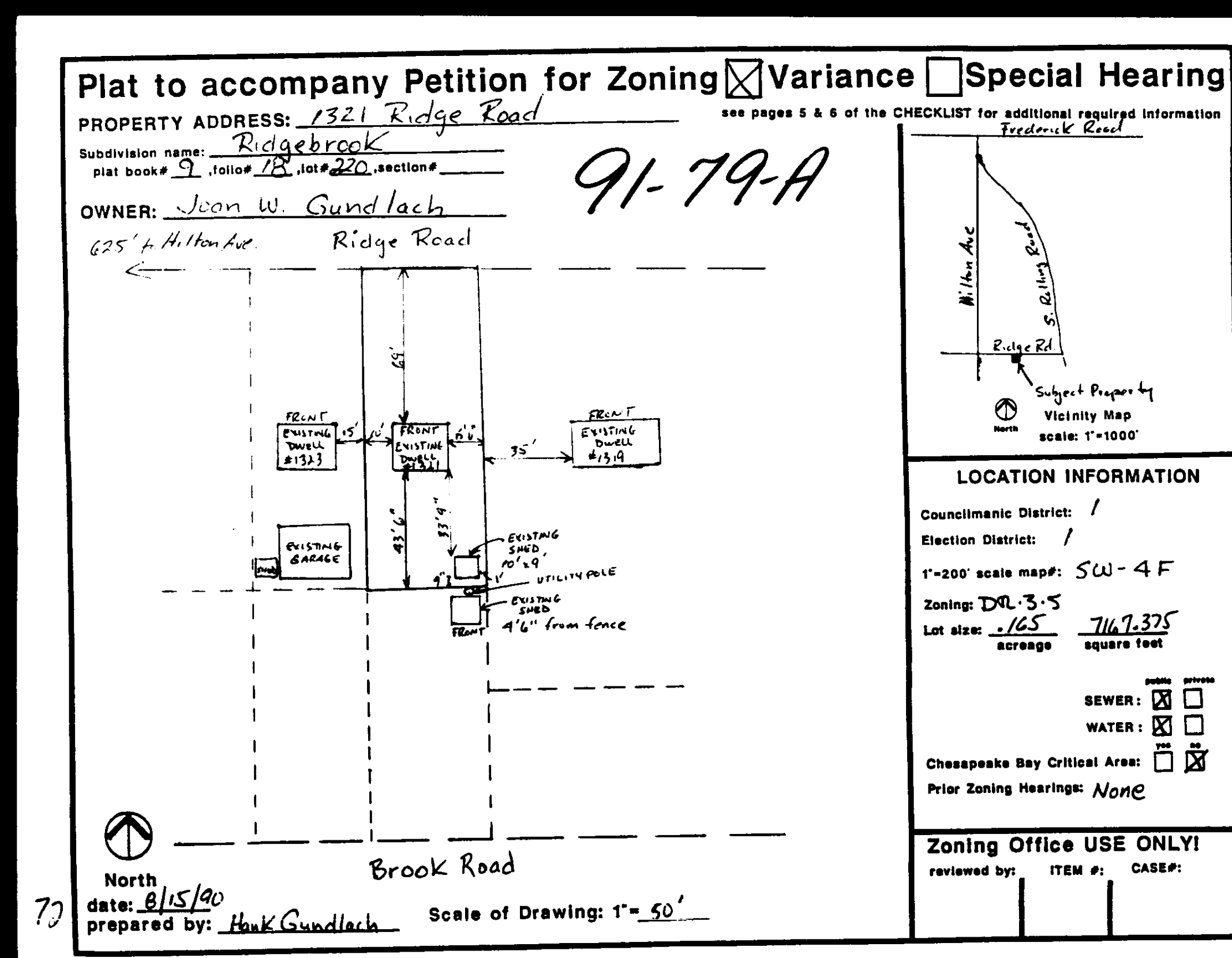
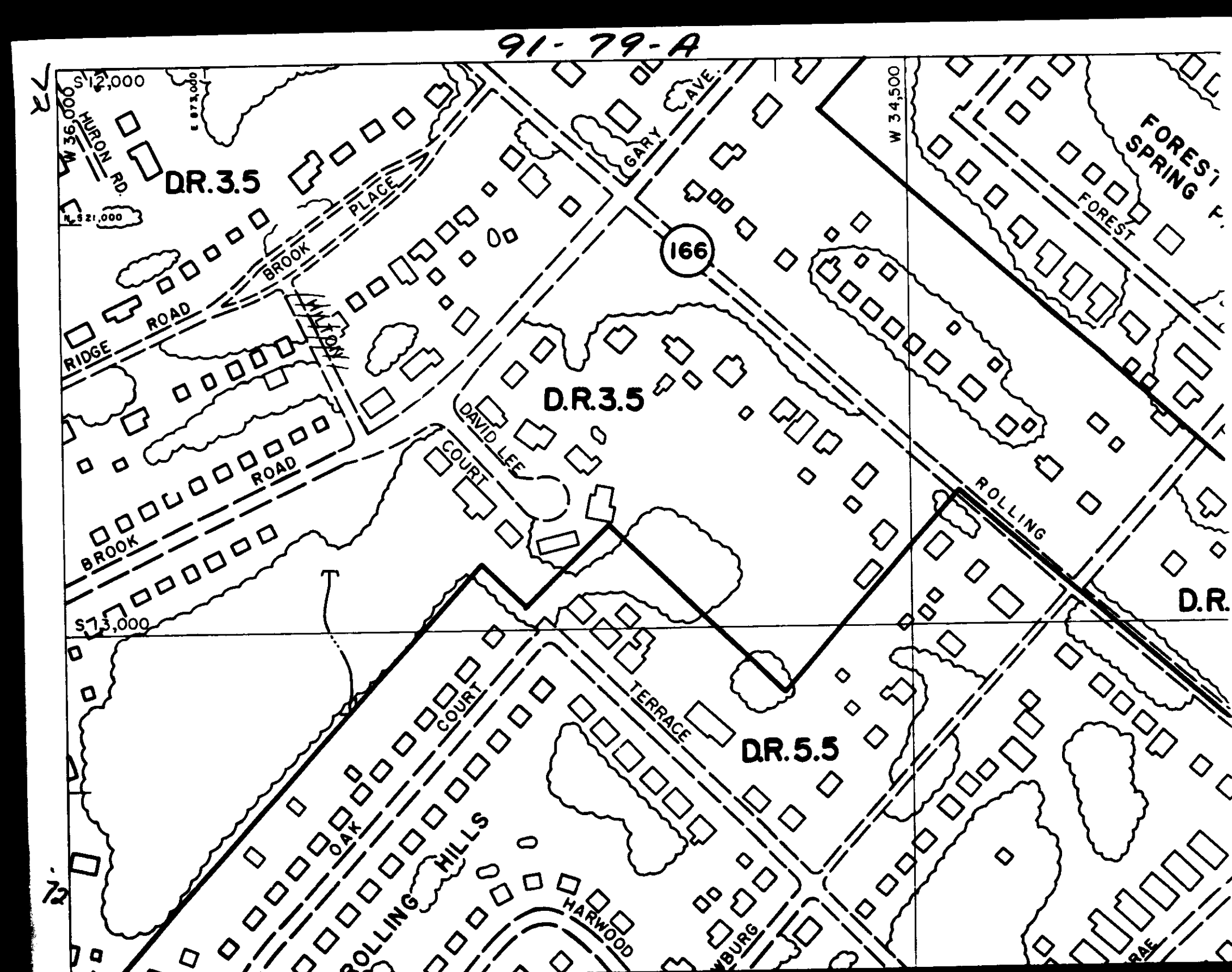
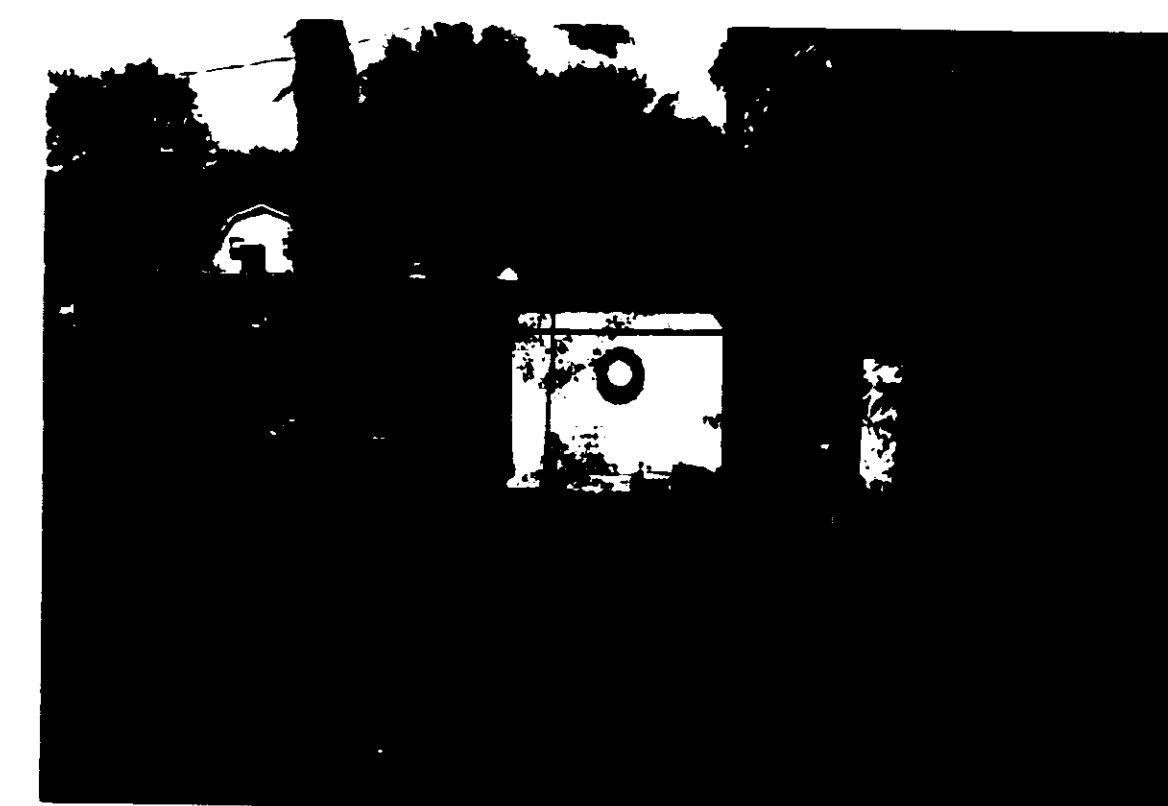
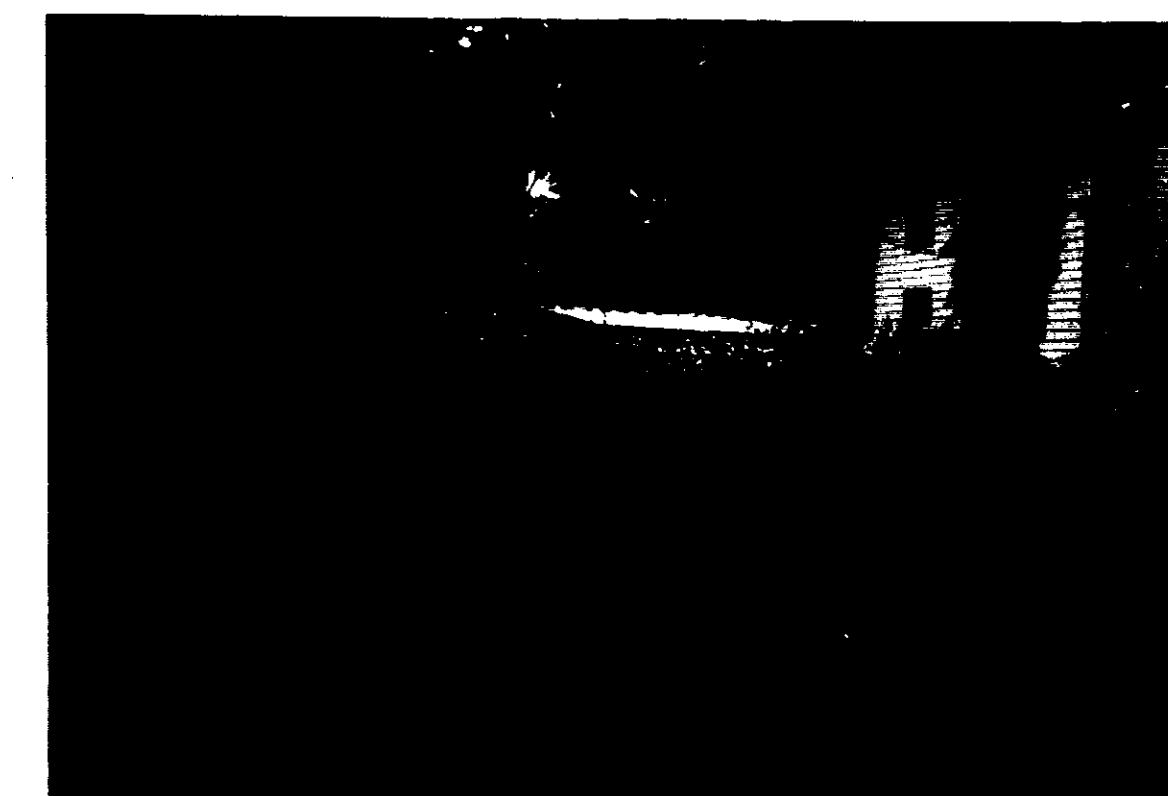
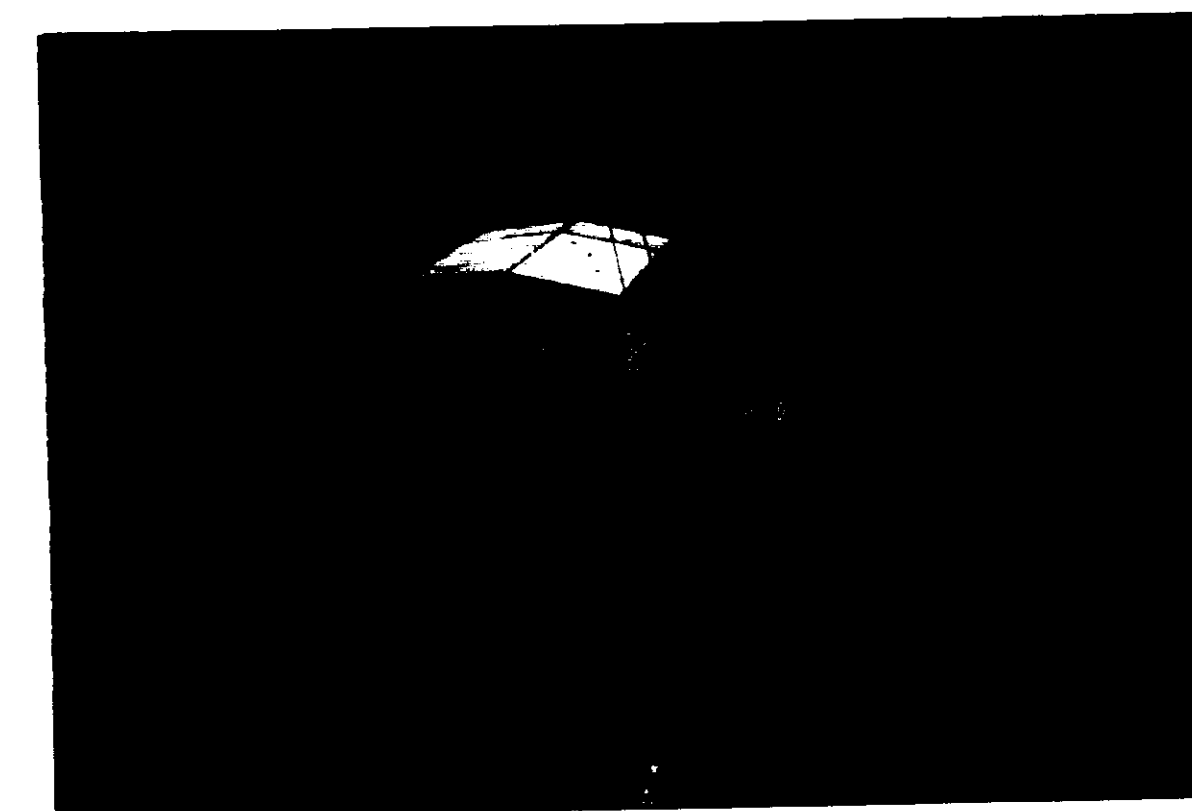
August 17, 1990

To Whom it May Concern:

This is in reference to the storage shed on the rear of 1321 Ridge Rd. There has been a shed on the same spot for over 17 years. It is well within the property line of the above address and it does not bother anyone on the way in or going away whenever. It is a matter of fact we all can do without it and having enough space for me without to hide behind.

Therefore we request that the shed which remains as is.

Thank You
Henry & Linda
Gundlach



PETITIONER'S EXHIBIT #

CASE NUMBER:

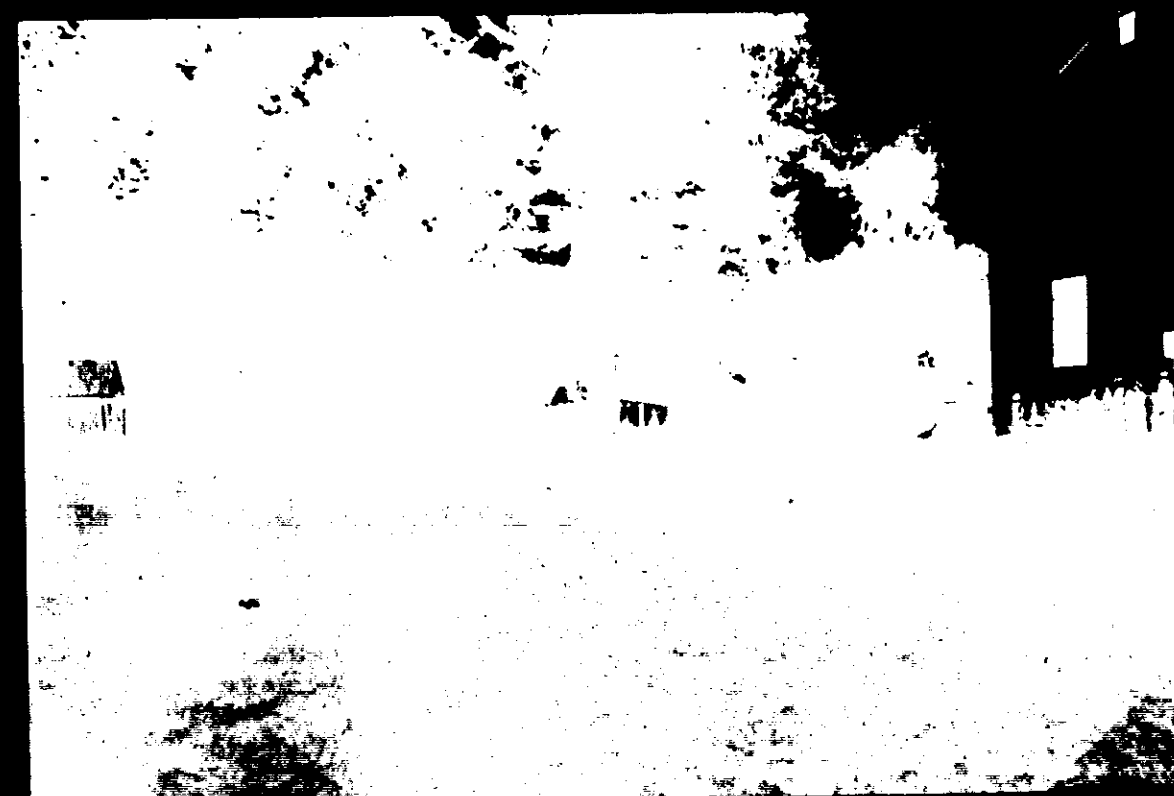
91-79-A



PETITIONER'S EXHIBIT #

CASE NUMBER:

91-79-A



91-79-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE

(1" = 200')

LOCATION

CATONSVILLE

SHEET

SW

4-F

DATE
OF
PHOTOGRAPHY
JANUARY
1990